143.0	0008	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,075,400 / 1,075,400
					USE VALUE:	1,075,400 / 1,075,400
					ASSESSED:	1,075,400 / 1,075,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMPE JAMES & AMY
Owner 2:	
Owner 3:	
Street 1:	66 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRESLIN DANIEL -
Owner 2:	BRESLIN-ROBERTS JAN -
Street 1:	66 COOLIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1987, having primarily Wood Shingle Exterior and 2393 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	608,000		467,400	1,075,400
Total Card	0.149	608,000		467,400	1,075,400
Total Parcel	0.149	608,000		467,400	1,075,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.39 | /Parcel: 449.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93259

GIS Ref

GIS Ref

Insp Date 04/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0008-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	605,900	0	6,500.	467,400	1,073,300	1,073,300	Year End Roll	12/18/2019
2019	101	FV	437,800	0	6,500.	415,100	852,900	852,900	Year End Roll	1/3/2019
2018	101	FV	424,900	0	6,500.	343,200	768,100	768,100	Year End Roll	12/20/2017
2017	101	FV	424,900	0	6,500.	315,500	740,400	740,400	Year End Roll	1/3/2017
2016	101	FV	424,900	0	6,500.	287,800	712,700	712,700	Year End	1/4/2016
2015	101	FV	413,900	0	6,500.	282,300	696,200	696,200	Year End Roll	12/11/2014
2014	101	FV	413,900	0	6,500.	262,400	676,300	676,300	Year End Roll	12/16/2013
2013	101	FV	413,900	0	6,500.	249,600	663,500	663,500		12/13/2012

!11155!

PRINT

Date	Time
12/11/20	01:21:26

LAST REV

Date	Time
09/23/20	09:26:36
danam	
11155	

USER DEFINED

Prior Id # 1:	93259
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRESLIN DANIEL,	1524-135		4/5/2018		1,150,000	No	No		
SWIST JAMES A &	1316-28		2/27/2006	Change>Sale	707,000	No	No		
	1057-98		5/1/1989		375,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2018	1867	Alterati	31,900	C				slider windows ste
9/27/2010	2055	Manual	5,000					DECK REPAIRS
6/8/2007	424	Manual	19,840			G9	GR FY09	rebuild porch to e
10/5/2006	851	Re-Roof	9,000					
3/9/2006	157	Redo Kit	18,000			G7	GR FY07	& REDO MBTH
8/20/1992	618		3,000					REMODEL GARAGE ARE

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2018	MEAS&NOTICE	BS	Barbara S
1/21/2009	Entry Denied	372	PATRIOT
9/25/2006	MLS	HC	Helen Chinal
6/20/2006	Permit Visit	BR	B Rossignol
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	80.	0.90	9			Ledge	-5					467,398						467,400	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 467,398 | Spl Credit | Total: 467,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32611072
Const Adj.:	1.11341345
Adj $ / SQ:	191.946
Other Features:	114090
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626162
Depreciation:	18159
Depreciated Total:	608004

COMMENTS

643-9733.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	8	4	M

Totals		
0		

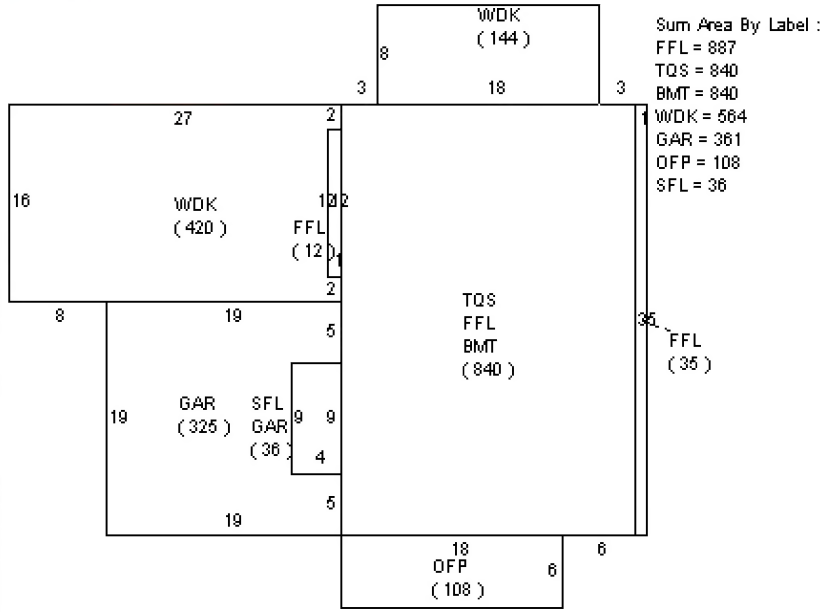
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	232.25
Special Features:	0	Val/Su Net:	177.47
Final Total:	608000	Val/Su SzAd	391.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	887	191.950	170,256
BMT	Basement	840	104.510	87,792
TQS	3/4 Story	630	191.950	120,926
WDK	Deck	564	8.650	4,881
GAR	Garage	361	24.410	8,813
OFP	Open Porch	108	35.380	3,821
SFL	Second Floor	36	191.950	6,910

Net Sketched Area:	3,426	Total:	403,399
Size Ad	1553	Gross Are	3636	FinArea	2393
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0008-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	